



Attachment 4  
SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

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Date: June 8, 2015 (revised)

To: Schani Siong, Project Planner

From: Glenn Marshall, Development Services

Subject: **Public Works Comments on DRC2014-00071, McKellop MUP, Ocean Ave, Cayucos, APN 064-094-017**

Thank you for the opportunity to provide additional information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**Public Works Comments:**

- A. The proposed project may trigger Curb Gutter and Sidewalk requirements per 23.05.106. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 23.05.106(d); however, there is no guarantee that a waiver will be granted.
- B. If curb, gutter and sidewalk improvements are not required by ordinance, Public Works still recommends the improvements be installed because the project site promotes public events and access to those events is necessary.
- C. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:  
<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:  
[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/PCR+Handbook+1.1.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

**Recommended Project Conditions of Approval:****Access**

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance, the Cayucos Urban Standards, and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
  - a. Street plan and profile for widening **North Ocean Avenue and Cayucos Drive** to complete the project side of an A-2 urban street section fronting the property.
  - b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
2. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
3. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
4. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
5. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks and landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

**Drainage**

6. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
7. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Control Plan

8. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
9. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
10. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Recycling

11. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

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UPDATED: June 15, 2015

MORRO ROCK MUTUAL WATER COMPANY  
P.O. BOX 757, CAYUCOS, CA 93430  
PH: (805) 995-3766 FAX: (805) 995-0953

**EXISTING WATER WILL SERVE LETTER**

February 13, 2015

**To:** San Luis Obispo County  
Department of Planning and Building  
County Government Center San Luis Obispo, CA 93408

**Address:** 222 N. Ocean Ave, Cayucos, CA

**Assessor Parcel Number:** 064-094-014 **Lot:** 14 **Block:** 14 **Subdivision:**

**Permit Application Number:** DRC2014-00071

**Project:** Addition of 3 Restrooms

The property listed above has existing water service and will continue to have water service for the proposed project.

Sincerely,



Grace Pope, Administrative Supervisor  
Morro Rock Mutual Water Co.

## CAYUCOS SANITARY DISTRICT

200 Ash Avenue  
P.O. Box 333, Cayucos, California 93430-0333  
805-995-3290

### GOVERNING BOARD

R. Enns, President  
D. Chivens, Vice-President  
S. Lyon, Director  
C. Maffioli, Director  
D. Lloyd, Director

4 May 2015

Harry McKellop  
310 N Bowling Green Way  
Los Angeles CA 90049

**Subject:** APN# 064-094-017  
222 No Ocean Ave, Cayucos  
DRC 2014-00071

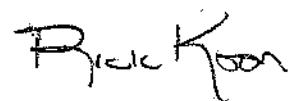
This letter is to notify you of the Cayucos Sanitary District's Intent to Serve the property located at the above address.

The Cayucos Sanitary District will issue conditions for this project once the minor use process is complete, and you have applied for a building permit and we've had an opportunity to review the plans. These conditions will include any easement encroachment issues that may exist, backflow requirements etc.

A copy of our Conditional Sewer Will Serve Letter will be forwarded to the County Planning and Building Department upon issue.

If there are questions or comments regarding this letter, please contact me at the District office.

Sincerely,



Rick Koon  
District Manager